



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

July 19, 2017 2 George St, Charleston, SC
5:00PM - Regular Meeting

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF JULY 19, 2017

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, July 19, 2017** in the Public Meeting Room, 1st Floor, 2 George St. The following applications will be considered:

REZONINGS

1. **Meeting St and Romney St (Peninsula) - TMS# 4631202054 through 4631202061** – 0.522 ac. Request rezoning from Limited Business (LB) to Mixed-Use/Work Force Housing (MU-1/WH).
Owner: Robinson Family Associates LLC
Applicant: Sweetgrass Residential LLC
2. **Burris Rd (West Ashley) TMS# 3100300028 (a portion)** – approx. 4.791 ac. Request rezoning from Single-Family Residential (SR-1) to General Business (GB).
Owner: West Ashley Town Center 526 LLC
Applicant: HLA Inc
3. **Burris Rd (West Ashley) TMS# 3100300029 (a portion)** – approx. 5.308 ac. Request rezoning from Single-Family Residential (SR-1) to General Business (GB).
Owner: West Ashley Town Center 526 LLC
Applicant: HLA Inc
4. **Oakville Plantation Rd (Johns Island) TMS# 3170000089 & 011 (portions)** – approx. 89.0 ac. Request rezoning from Light Industrial (LI) to Rural Residential (RR-1).
Owner: Keith W. Lackey et al.
Applicant: Synchronicity – Todd Richardson
5. **445 Meeting St (Peninsula) TMS# 4590901045** - approx. 2.2 ac. Request rezoning from General Business (GB) to Planned Unit Development (PUD).
Owner/Applicant: 445 Meeting Street Partners LLC

ORDINANCE AMENDMENT & ZONING

1. **River Rd (Stonoview PUD - Johns Island) TMS# 3150000012, 047 & 120 & 3450000073, 163 and a portion of 067** – approx. 240.68 ac. Request amendment to the Planned Unit Development Master Plan and Development Guidelines and to zone a portion of 2115 River Road (TMS# 3450000067) (6.13 ac.) so as to be included in the Planned Unit Development (PUD).
Owner: River Road Development LLC & Susan and Laurie Polk
Applicant: Synchronicity – Todd Richardson

SUBDIVISIONS

1. **Greenway Preserve (Mutual Drive – West Ashley) TMS# 3100600106** – 5.22 ac. 18 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-6).
Owner: Catalyst Builders Inc
Applicant: HLA, Inc.

2. **Fairbanks Drive (Daniel Island) TMS# 2710000010 & 012** – 16.78 ac. 90 lots. Request subdivision concept plan approval. Zoned Daniel Island General Office (DI-GO).
Owner: Daniel Island Riverside Developers, LLC
Applicant: Lowcountry Land Development Consultants
3. **Central Park Cluster Development (Central Park Road – James Island) TMS# 3400300007** – 10.35 ac. 39 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-1).
Owner: Levi Grantham, LLC
Applicant: Seamon, Whiteside & Associates, Inc.

ZONINGS

1. **2093 Green Park Ave (West Ashley) TMS# 3551500098** – 0.40 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Laura A. Bradshaw
2. **1796 Gun Club Rd (West Ashley) TMS# 3540300052** – 0.34 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Ronald A. and Victoria A. Rotzko
3. **Bender St (West Ashley) TMS# 4180700018** – 0.13 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: City of Charleston
4. **Oakville Plantation Rd (Johns Island) TMS# 3170000007** – approx. 18.61 ac. Request zoning of Rural Residential (RR-1) and Conservation (C). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Keith W. Lackey et al.

ORDINANCE AMENDMENT

1. Request approval to amend Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) **by amending Section 54-961 to clarify the definition of a site specific development plan.**

APPROVAL OF MINUTES

Approval of minutes from previous meetings.

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

Preliminary & Final Plats

1. **Brisbane Cluster Development (Central Park Road – James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Preliminary subdivision plat pending approval.
2. **Avenue of Oaks (5th Avenue – West Ashley) TMS# 4180600028 & 115** – 10.0 ac. 41 lots. SR-1. Preliminary subdivision plat under review.
3. **The Villages in Saint Johns Woods, Phase V-1 (Saint Johns Woods Parkway – Johns Island) TMS# 2790000143** – 17.6 ac. 20 lots. PUD. Final subdivision plat pending approval.
4. **1012 Harbor View Road (James Island) TMS# 4261100011** – 0.4 ac. 4 lots. DR-1F. Final subdivision plat recorded.

5. **Essex Farms Single Family (Essex Farms Drive – West Ashley) TMS# 3090000003** – 2.6 ac. 9 lots. LB. Preliminary subdivision plat pending approval.
6. **Newbury Street (James Island) TMS# 4250900066 & 067** – 1.1 ac. 3 lots. SR-1. Preliminary subdivision plat under review.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Preliminary subdivision plat pending approval.
8. **Sea Aire Cluster Development (Cooper Judge Lane – James Island) TMS# 4270900069** – 5.9 ac. 24 lots. SR-1. Final subdivision plat under review.
9. **George Griffith Boulevard (James Island) TMS# 3370000162** – 62.3 ac. 2 lots. PUD. Final subdivision plat pending approval.
10. **Grove Street (Peninsula) TMS# 4631501053** – 0.3 ac. 2 lots. SR-2. Final subdivision plat pending approval.
11. **Stonoview, Phase 3 (River Road – Johns Island) TMS# 3150000120** – 19.0 ac. 45 lots. PUD. Final subdivision plat pending approval.
12. **Parcel CC, Peninsula (Village Crossing Drive – Daniel Island) TMS# 2750000203** – 7.6 ac. 17 lots. DI-R. Preliminary subdivision plat approved.
13. **Citadel Crossing (Ashley Town Center Drive – West Ashley) TMS# 3100300003** – 13.0 ac. 2 lots. GB. Preliminary subdivision plat approved.
14. **Farr Street (Daniel Island) TMS# 2750000118 & 182** – 21.1 ac. 3 lots. DI-R. Preliminary subdivision plat pending approval.
15. **1756 & 1758 Folly Road (James Island) TMS# 4310000290** – 1.0 ac. 3 lots. PUD. Preliminary subdivision plat pending approval.
16. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Preliminary subdivision plat pending approval.
17. **Grand Terrace at Grand Oaks (Proximity Drive – West Ashley) TMS# 3010000692** – 36.3 ac. 85 lots. PUD. Final subdivision plat under review.
18. **The Village at Stiles Point, Phase 2 (Harbor View Road – James Island) TMS# 4260000003** – 12.2 ac. 40 lots. SR-1. Final subdivision plat under review.
19. **Grimball Road Extension & Donnie Lane (James Island) TMS# 4270000086** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat pending approval.
20. **Harbor View Oaks (Harbor View Road – James Island) TMS# 4240700029** – 2.6 ac. 4 lots. SR-1. Final subdivision plat recorded.
21. **Stefan Drive Townhomes (James Island) TMS# 3430700146, 147, 148** – 0.7 ac. 8 lots. DR-12. Final subdivision plat pending approval.
22. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 30.9 ac. 86 lots. SR-1. Preliminary subdivision plat approved.
23. **1991 Clements Ferry Road (Cainhoy) TMS# 2680000125** – 5.8 ac. 2 lots. PUD. Preliminary subdivision plat approved; final subdivision plat pending approval.
24. **1259 Harbor View Lane (James Island) TMS# 4241100004** – 0.7 ac. 2 lots. SR-1. Preliminary subdivision plat approved.
25. **Fifth Avenue (West Ashley) TMS# 4180000006** – 0.8 ac. 3 lots. SR-2. Preliminary subdivision plat approved; final subdivision plat recorded.
26. **Minnie Street (West Ashley) TMS# 4181100074** – 0.2 ac. 2 lots. SR-2. Preliminary subdivision plat approved; final subdivision plat recorded.
27. **Cooper Judge Lane (James Island) TMS# 4270000113** – 0.4 ac. 2 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat recorded.
28. **Grimball Road Extension (James Island) TMS# 4270000081** – 0.8 ac. 3 lots. SR-1. Preliminary subdivision plat approved; final subdivision plat recorded.

Road Construction Plans

1. **Brisbane Cluster Development (Central Park Road – James Island) TMS# 3400100011 & 050** – 6.6 ac. 30 lots. SR-1. Road construction plans pending approval.
2. **Avenue of Oaks (5th Avenue – West Ashley) TMS# 4180600028 & 115** – 10.0 ac. 41 lots. SR-1. Road construction plans under review.
3. **Bennett's Bluff (Fort Johnson Road – James Island) TMS# 4280000013** – 30.9 ac. 86 lots. SR-1. Road construction plans pending approval.

4. **The Pointe at Rhodes Crossing, Phase 2 (Bees Ferry Road – West Ashley) TMS# 2860000444** – 84.4 ac. 76 lots. LB & DR-1F. Road construction plans under review.
5. **The Cottages, Phase 3 (River Road – Johns Island) TMS# 3120000125** – 15.3 ac. 60 lots. PUD. Road construction plans under review.
6. **Oakfield, Phase 5B (Cane Slash Road – Johns Island) TMS# 2780000128** – 25.1 ac. 57 lots. PUD. Road construction plans pending approval.
7. **Carolina Bay, Phase 15 (Rutherford Way – West Ashley) TMS# 3090000054** – 18.3 ac. 26 lots. PUD. Road construction plans under review.
8. **Floyd Drive Extension (West Ashley) TMS# 3010000027** – 2.4 ac. 2 lots. GB & GP. Road construction plans under review.
9. **Johnston Point, Phase 2 (Murray Wood Road – Johns Island) TMS# 3120000023 & 024** – 14.0 ac. 50 lots. SR-1. Road construction plans under review.
10. **Essex Village (Henry Tecklenburg Drive – West Ashley) TMS# 3090000003** – 12.7 ac. 41 lots. PUD. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 2 George St, Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Rezoning 1 :

Meeting St and Romney St (Peninsula)

BACKGROUND

The applicant is requesting rezoning of eight properties from Limited Business (LB) to Mixed-Use/Workforce Housing (MU-1/WH). The subject area, located on the northwest corner of Meeting Street and Romney Street, is surrounded by GB zoning, Diverse Residential (DR-1F & DR-2) zoning and LB zoning. The subject properties are surrounded by a diverse set of existing uses including non-profit organizations, churches, Housing Authority residential units, single-family residences, offices and construction contractors. Though not owned by the City, much of the subject site has been used as a park for many years.

The general area surrounding the subject property has the potential for well-designed, infill development that could contribute to the revitalization of this part of the peninsula and the City overall. The area has the potential to be developed with uses that provide many services to the City including neighborhood services, places of employment and affordable housing. Access to the US Highway 17, Interstate 26, major peninsula streets, public transit stops and future potential rail stations make this area ideal for higher residential densities and compatible uses. The recent proposed changes to the Height Districts on the peninsula could see this area rezoned to the 2 ½ story height district.

The Mixed Use/Workforce Housing zoning districts were created to encourage mixed use development with diverse housing options in appropriate areas of the City. The district provides incentives to encourage a mixture of uses and promotes a mixture of housing opportunities within a single project through rental and homeowner programs aimed at specific income levels. The permitted uses in MU-1/WH are the same as those allowed in General Business zoning.

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan notes that this area is adjacent to the region's key mass transit route as well as the central vehicle artery of I-26. More diversity of uses and housing density is, therefore, appropriate and encouraged in such a location. The Century V Plan indicates the area in which the subject properties lie to be **Urban** and **Park** and suitable for higher residential densities and mixture of private and public uses. The need for affordable housing in the City, especially in this area, makes the proposed MU-1/WH a good fit for this site.

STAFF RECOMMENDATION

APPROVAL

Rezoning 1

Meeting St and Romney St (Peninsula)

TMS# 4631202054 through 4631202061

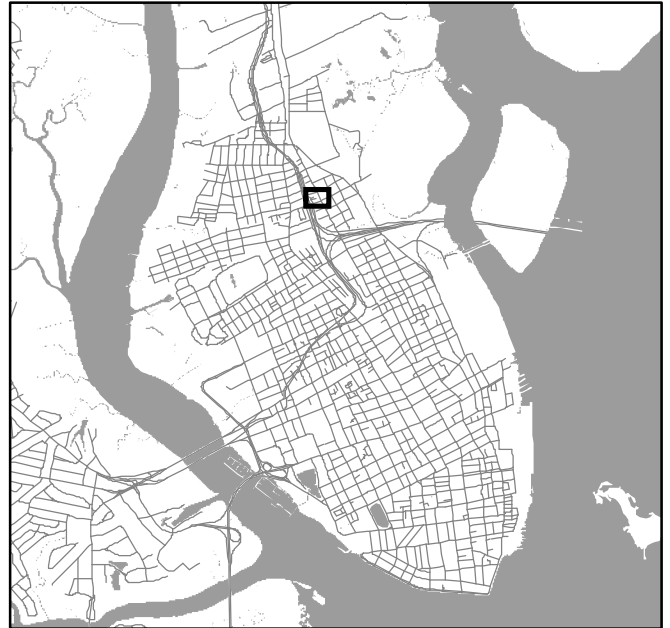
0.522 ac.

Request rezoning from Limited Business (LB)
to Mixed-Use/Work Force Housing (MU-1/WH).

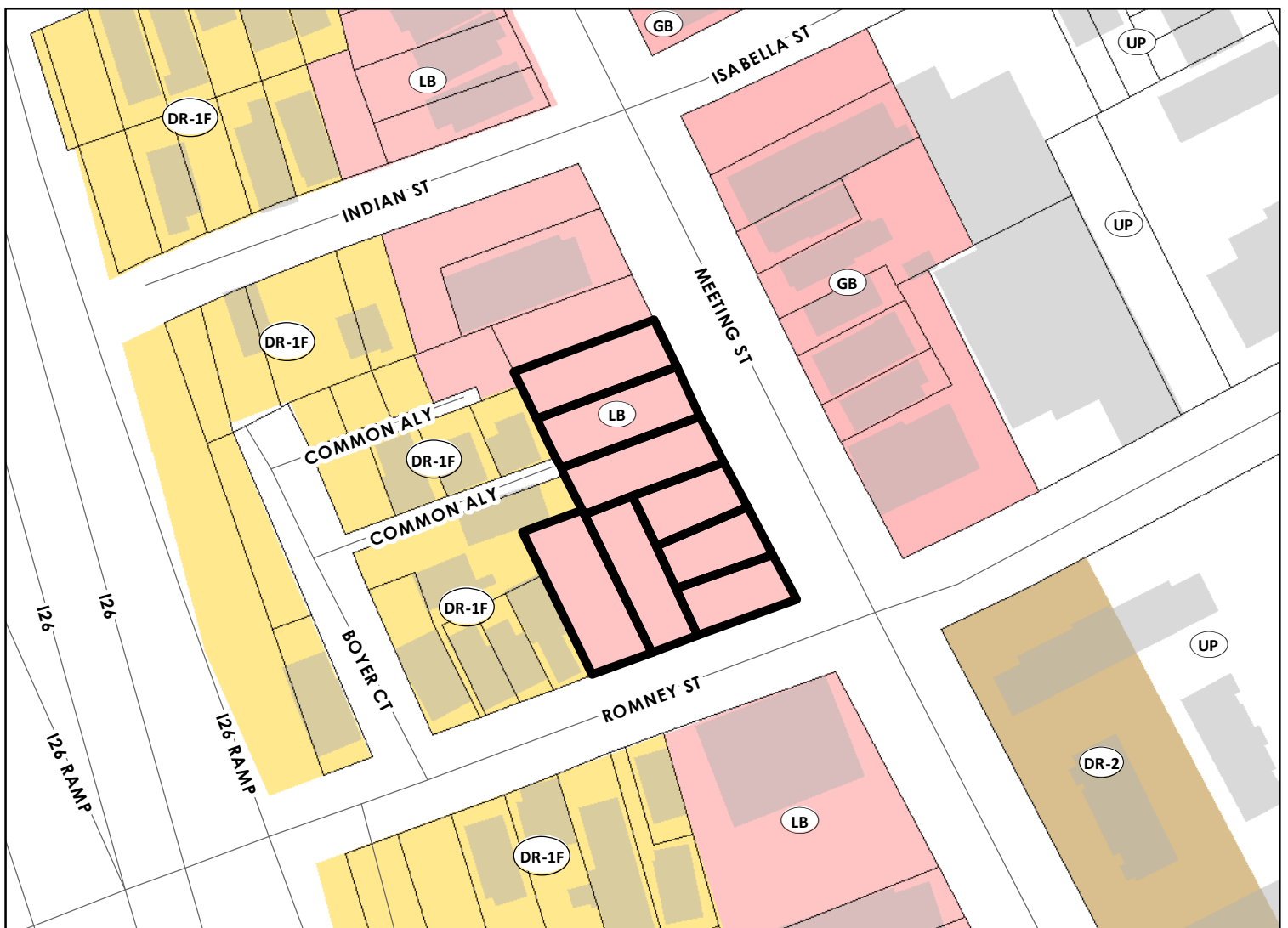
Owner: Robinson Family Associates LLC

Applicant: Sweetgrass Residential LLC

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Rezoning 2 & 3 :

Two properties on Burris Rd (West Ashley)

BACKGROUND

The applicant is requesting a rezoning from Single-Family Residential (SR-1) to General Business (GB) on portions of two lots located between Ashley Town Center Drive and Burris Road. The property is situated between Light Industrial (LI) zoning to the north, General Business (GB) zoning to the south and east and SR-1 zoning to the west. A small strip of the subject properties along Ashley Town Center Drive is already zoned GB. The land to the north of the subject properties is partially wooded but has some industrial uses: vehicle and equipment storage and repair. The properties to the west and south contain large-scale retail stores (Costco, Food Lion and other strip-center shops). To the west is a small, single-family neighborhood. The properties contain some wetland areas that provide a natural buffer to the adjacent single-family residences.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning or rezoning of property. The Century V Plan map indicates the subject property is in an area surrounded by the **Industrial, Highway and Suburban Edge** land use designations. This area of West Ashley is surrounded by suburban uses and suburban form (both residential and commercial) and not likely to be used in an industrial manner. Also, the subject properties front on a very commercial road and are not likely to be developed as single-family residential. Given the existing zoning and existing pattern of development in the surrounding area, the proposed GB zoning is appropriate for these properties.

STAFF RECOMMENDATION

APPROVAL

Rezoning 2

Burris Rd (West Ashley)

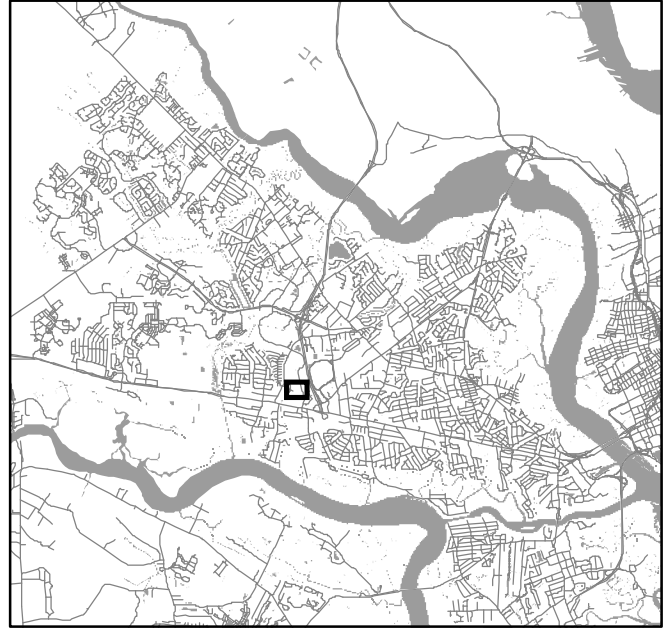
TMS# 3100300028 (a portion)

approx. 4.791 ac.

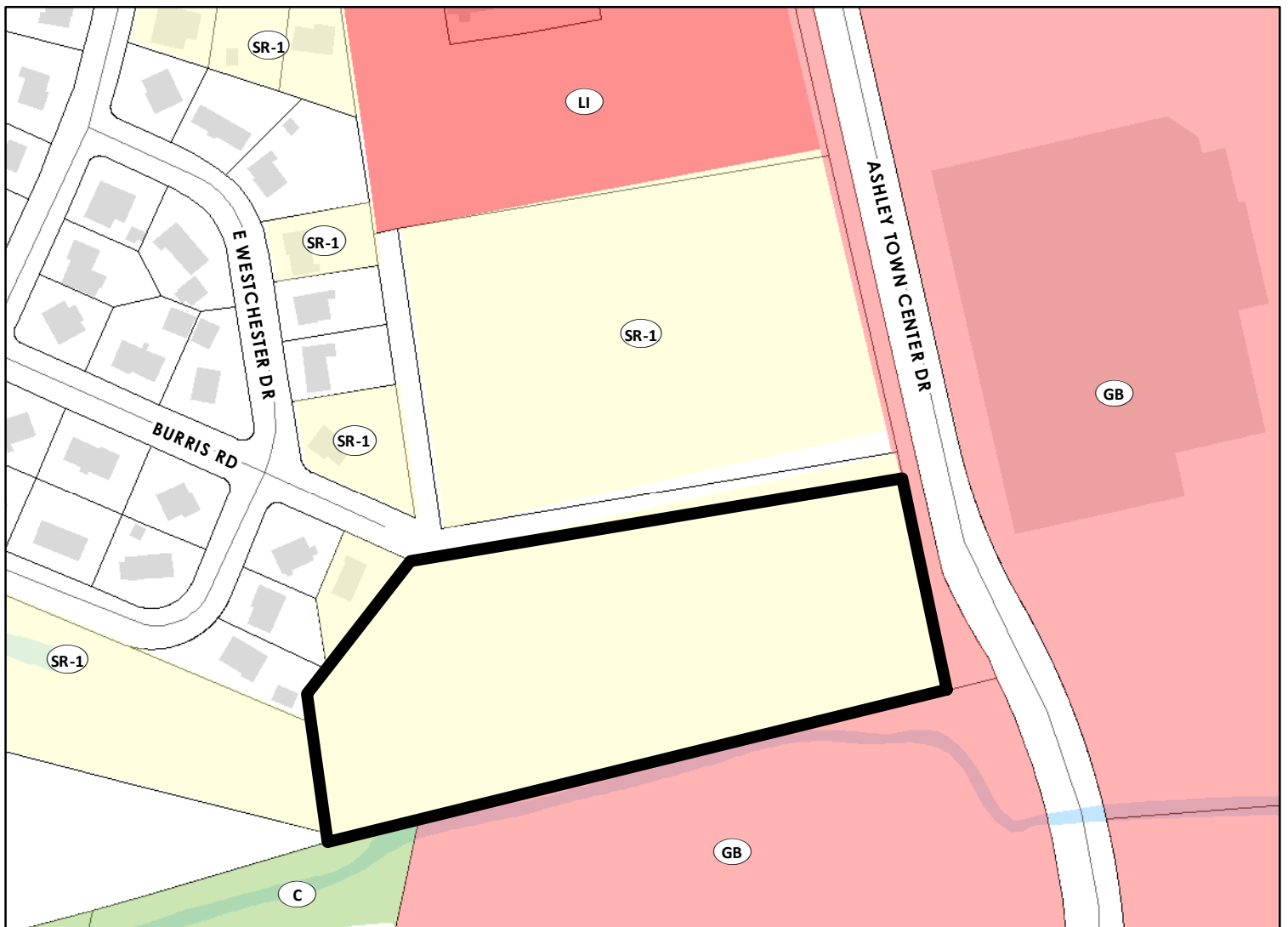
Request rezoning from Single-Family Residential (SR-1)
to General Business (GB).

Owner: West Ashley Town Center 526 LLC
Applicant: HLA Inc

Area



Location



Rezoning 3

Burris Rd (West Ashley)

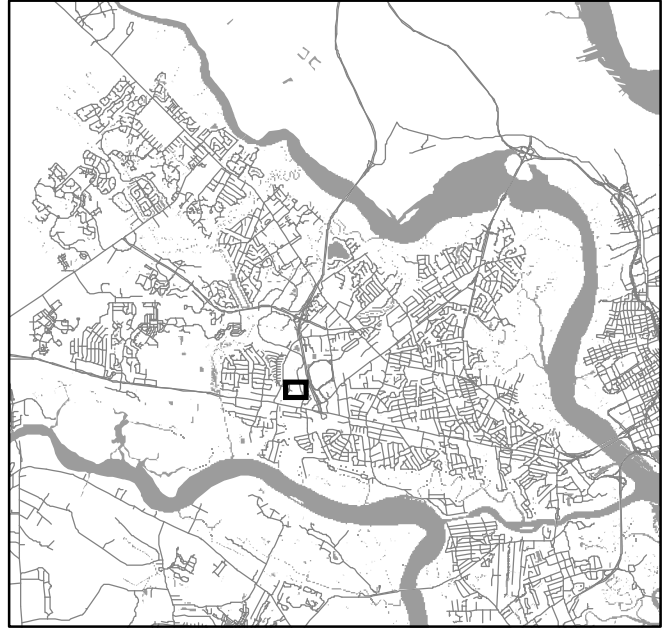
TMS# 3100300029 (a portion)

approx. 5.308 ac.

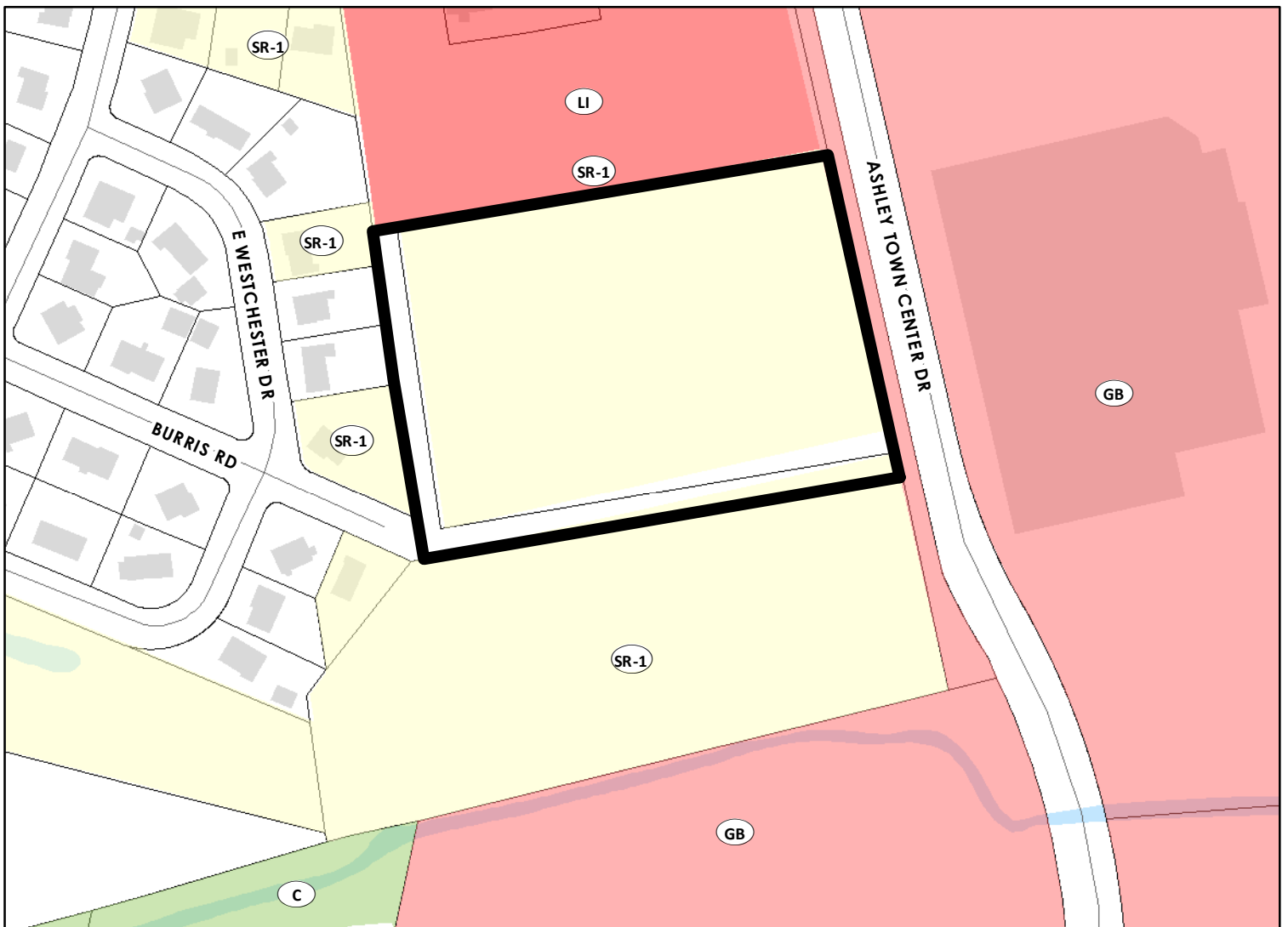
Request rezoning from Single-Family Residential (SR-1)
to General Business (GB).

Owner: West Ashley Town Center 526 LLC
Applicant: HLA Inc

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Rezoning 4 :

Oakville Plantation Rd (Johns Island)

BACKGROUND

The applicants representing the subject properties are requesting a rezoning of the existing Light Industrial (LI) zoning to Rural Residential (RR-1) on the highland portions of the properties. The existing Conservation (C) zoning on the marsh/water portions of the properties is not recommended to be changed. Surrounding zonings include Rural Residential (RR-1), Conservation (C) and Light Industrial (LI) in the City and Single-Family Residential (R-4) in Charleston County. The properties are surrounded by single-family homes on large lots, agricultural uses and undeveloped lots. The larger subject property is undeveloped and the smaller property contains a large wooded area, a small pond and a single-family home.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban Edge** which is predominantly residential with densities ranging between 1 to 4 units per acre. Given the plan designation, the proposed RR-1 zoning is appropriate for this site and much more appropriate than the existing Light Industrial (LI) zoning.

STAFF RECOMMENDATION

APPROVAL

Rezoning 4

Oakville Plantation Rd (Johns Island)

TMS# 3170000089 & 011 (portions)

approx. 89.0 ac.

Request rezoning from Light Industrial (LI)
to Rural Residential (RR-1).

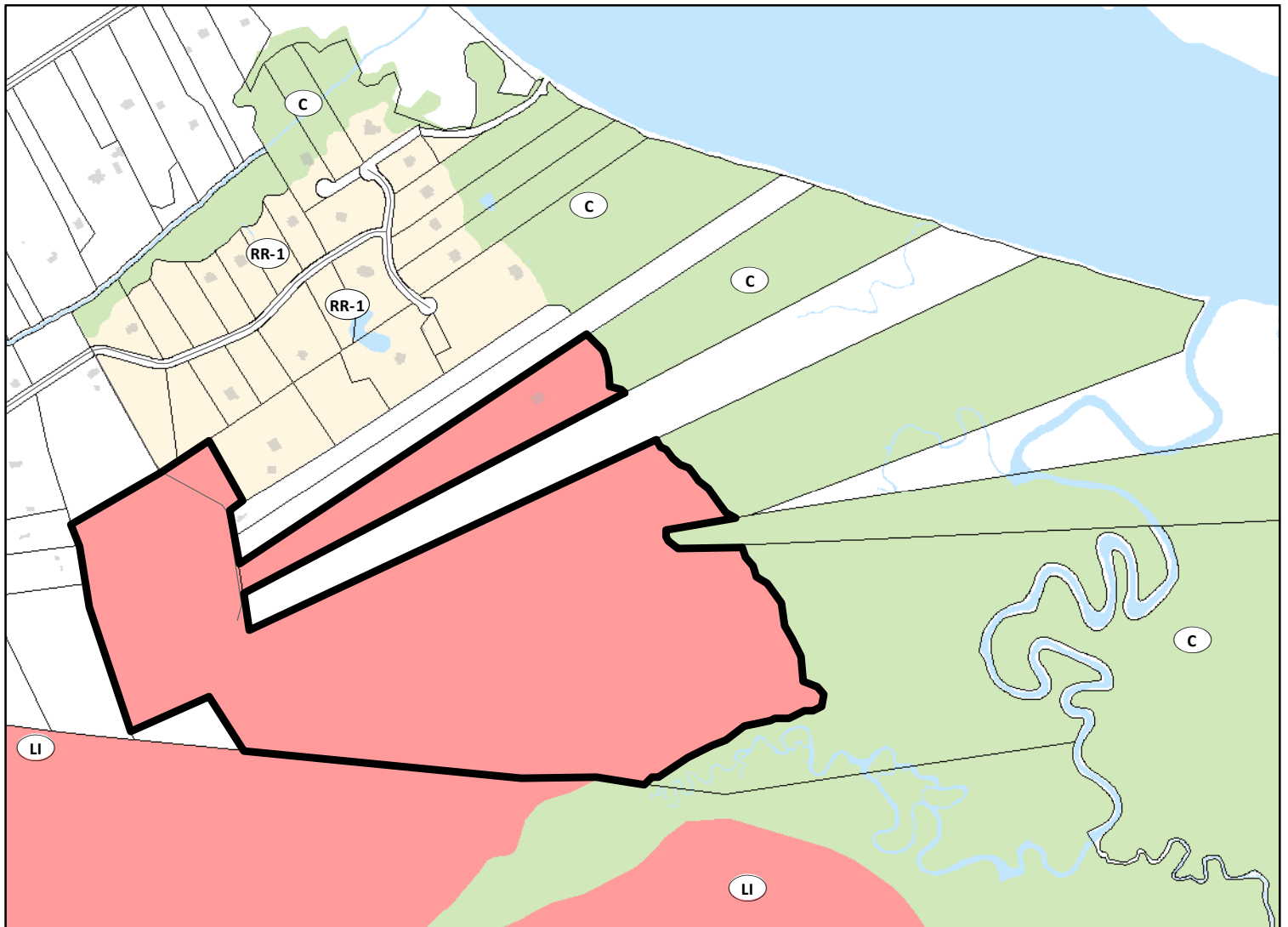
Owner: Keith W. Lackey et al.

Applicant: Synchronicity – Todd Richardson

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Ordinance Amendment & Zoning 1 :

River Rd (Stonoview PUD - Johns Island)

BACKGROUND

The applicant is requesting a major amendment to the existing Stonoview Planned Unit Development (PUD) guidelines and Master Plan to add approximately 6.13 acres to the overall plan. The original PUD was approved in 2005 and was amended in June 2015 and April 2016. The Stonoview development's access is on the east side of River Road, approximately 1.2 miles south of the Maybank/River Road intersection. The property borders the Stono River to the East and River Road to the West.

The amendment seeks to add a portion of TMS# 345-00-00-067 creating a total development area of approximately 240.88 acres. New Land Use and Open Space Plans are both proposed to incorporate these new tracts, along with updating area calculations in all major categories. The land to be added and zoned PUD, is currently zoned Single-Family Residential (R-4) in Charleston County.

The proposed number of lots in the amended PUD is not to exceed 398 single-family residential lots making the overall residential net density about 2.3 units per acre. Total open space provided is increasing based on the total developable acreage being added to the PUD.

Some minor amendments to the text of the PUD are also included in the proposed guidelines.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is within the **Urban Growth Boundary** on Johns Island in an area designated as **Suburban Edge**. Areas designated as Suburban Edge are predominantly residential in character and have lower densities than suburban areas. Given the existing plans for this property and the appropriate proposed density, the proposed rezoning to PUD, and the PUD document changes, are appropriate for this area.

STAFF RECOMMENDATION

APPROVAL

Ordinance Amendment & Zoning 1

River Rd (Stonoview PUD - Johns Island)

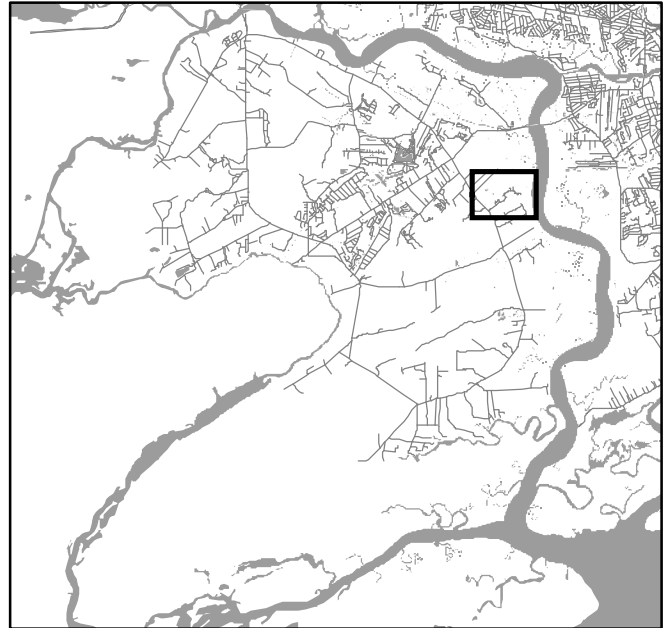
TMS# 3150000012, 047 & 120 & 3450000073, 163
and a portion of 067

approx. 240.68 ac.

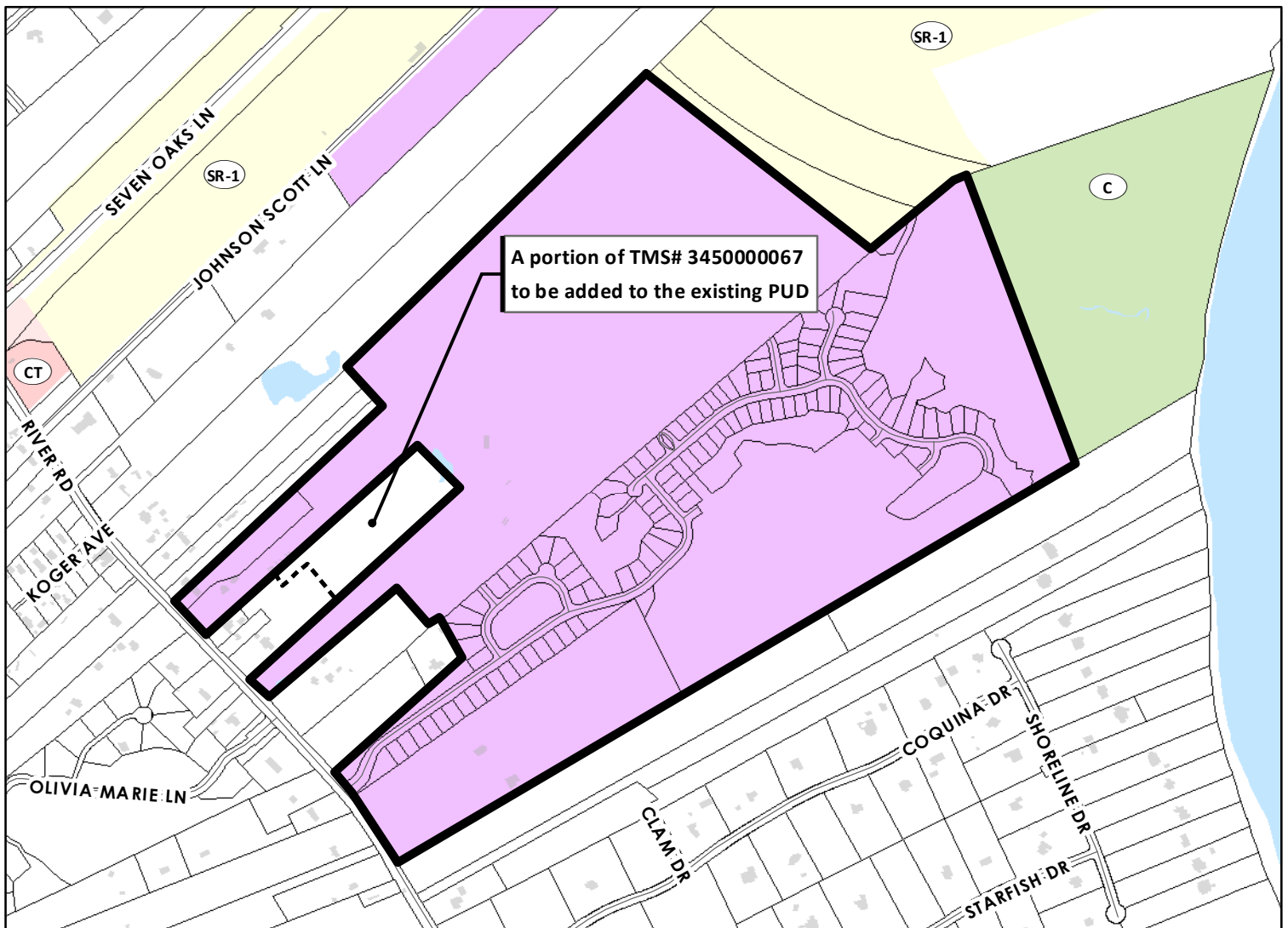
Request amendment to the Planned Unit Development
Master Plan and Development Guidelines
and to zone a portion of
2115 River Road (TMS# 3450000067) (6.13 ac.) as PUD.

Owner: River Road Develop. LLC & Susan & Laurie Polk
Applicant: Synchronicity – Todd Richardson

Area



Location



PHASE	AREA
SFR - SINGLE FAMILY RESIDENTIAL	83.59 AC
OS - OPEN SPACE	131.31 AC
PUMP STATION	00.25 AC
R.O.W.	25.73 AC
TOTAL AREA:	240.88 AC

<u>OPEN SPACE</u>	<u>AREA</u>
ACTIVE OPEN SPACE	43.93 AC
OS - OPEN SPACE:	87.38 AC
• PONDS	17.00 AC
• WETLANDS	14.00 AC
• SALT MARSH (CONSERVATION)	56.38 AC
TOTAL OPEN SPACE:	131.31 AC or 54.51%



**CITY OF CHARLESTON
PLANNING COMMISSION**

July 19, 2017

Zonings 1 & 2 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in the West Ashley area of the City and were recently annexed or the annexation is pending. The property is zoned Single-Family Residential (R-4) in Charleston County. The property is surrounded by SR-1 zoning in the City and R-4 zoning in Charleston County. The property is surrounded by single-family homes.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	2093 Green Park Ave	0.40	Single-Fam Residential	R-4	SR-1
2.	1796 Gun Club Rd	0.34	Single-Fam Residential	R-4	SR-1

CENTURY V CITY PLAN RECOMMENDATIONS

The Century V Plan recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties are designated in the Century V Plan as **Suburban** or **Suburban Edge** which are predominately residential with varying, but lower densities. Given the existing pattern of development in the surrounding area the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 AND 2

Zoning 1

2093 Green Park Ave (West Ashley)

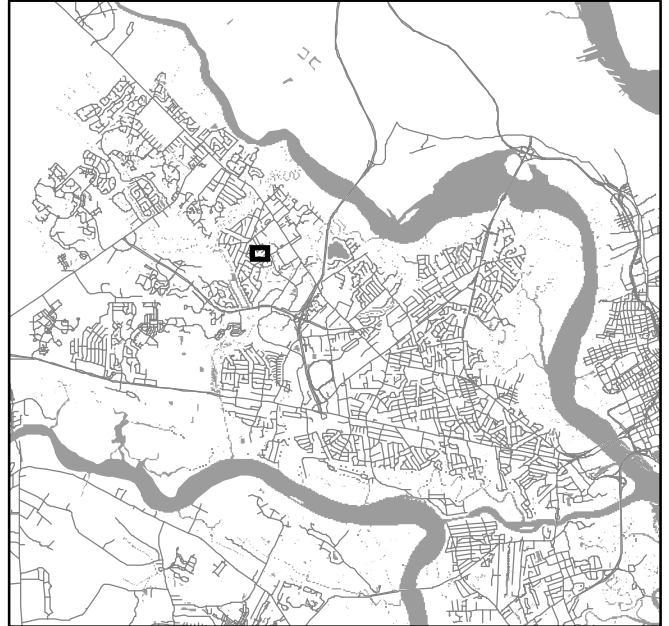
TMS# 3551500098

0.40 ac.

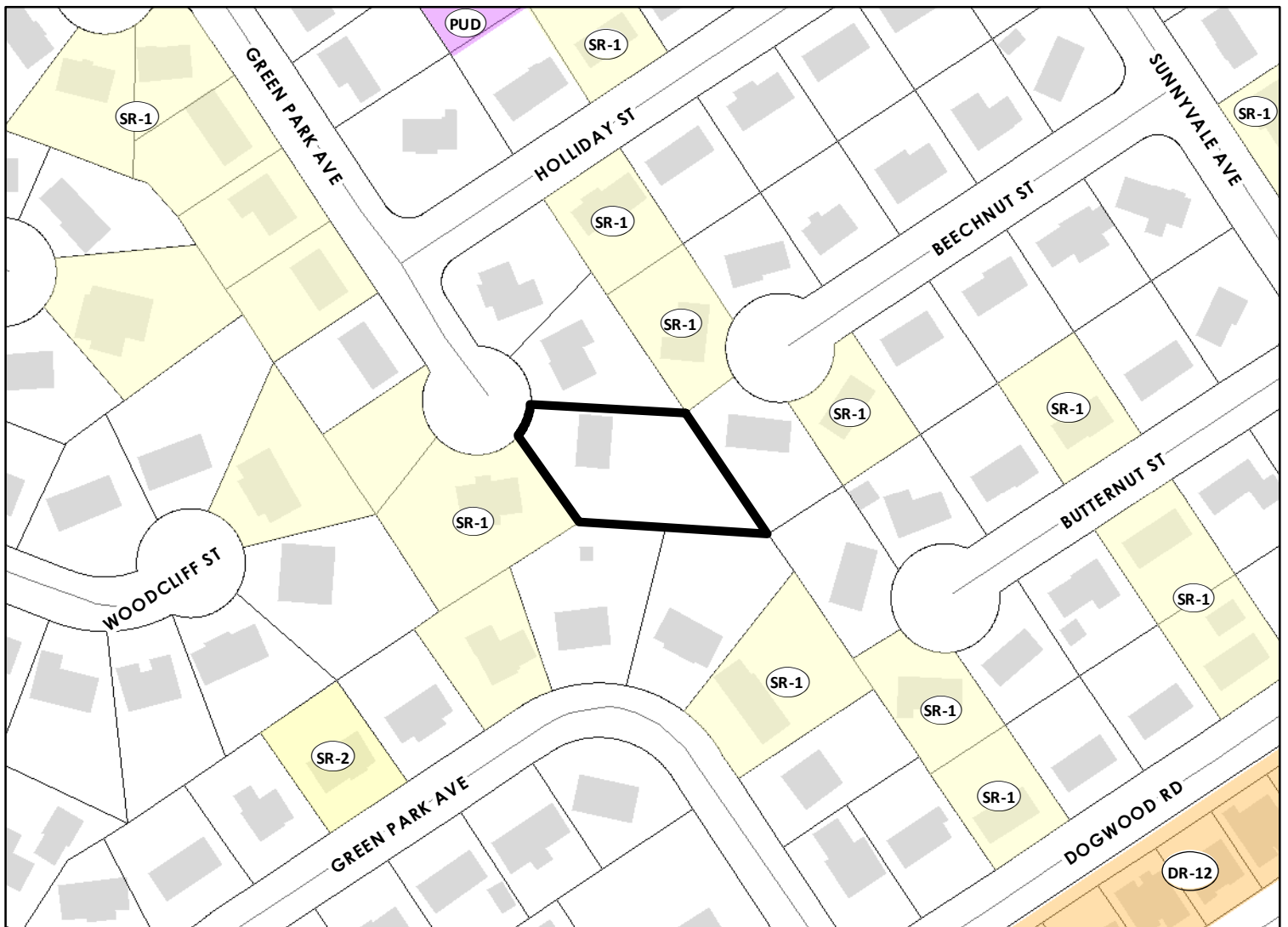
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Laura A. Bradshaw

Area



Location



Zoning 2

1796 Gun Club Rd (West Ashley)

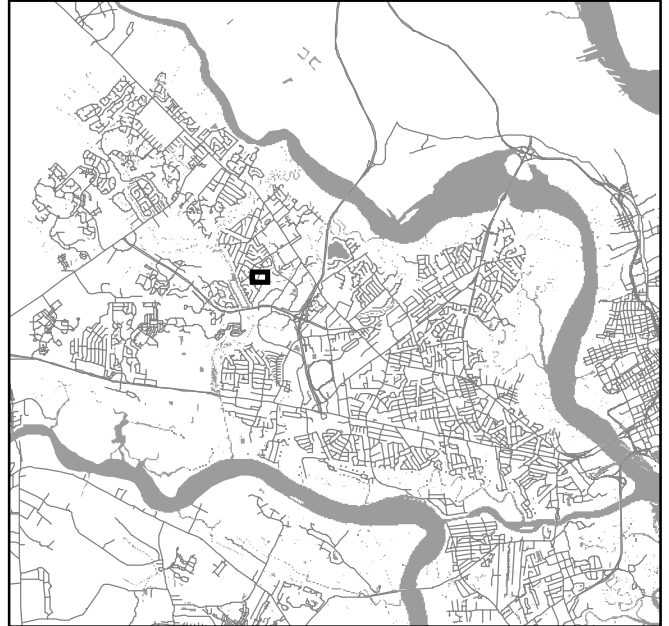
TMS# 3540300052

0.34 ac.

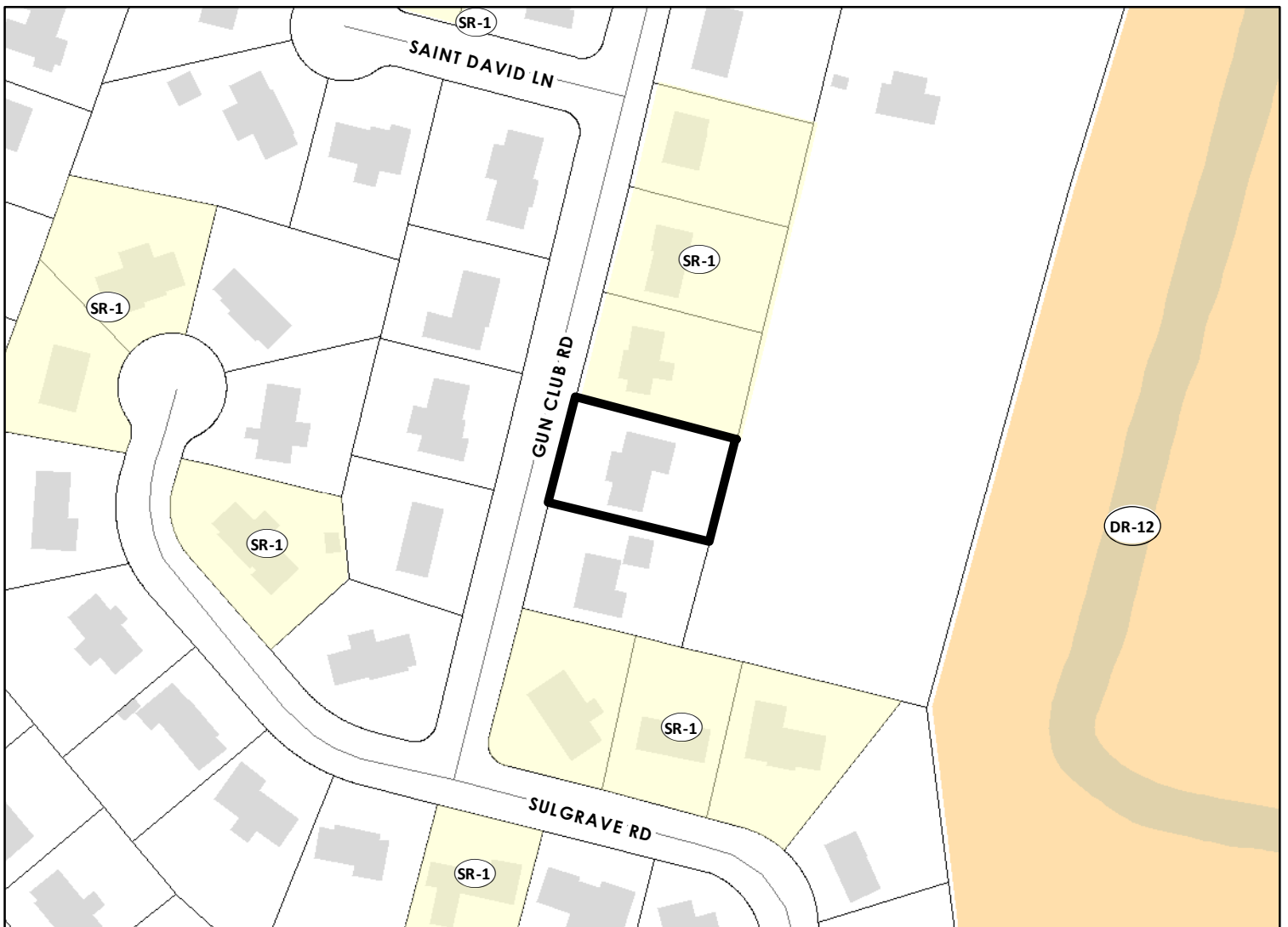
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Ronald A. and Victoria A. Rotzko

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Zoning 3:

Bender St (West Ashley)

BACKGROUND

The subject property is pending annexation into the City of Charleston and is owned by the City of Charleston. The property is zoned Single-Family Residential (R-4) in Charleston County. Surrounding zonings include Single-Family Residential (SR-2) in the City and Single-Family Residential (R-4) in Charleston County. The property is surrounded by single-family homes on small lots and vacant lots. The subject property is vacant and is planned to be developed as a City park.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban** which is characterized by mostly residential neighborhoods but with compatible suburban civic uses. The City's plans to use this land (combined with several adjacent lots) as a public park are in keeping with the characteristics of Suburban areas. The proposed SR-2 zoning is compatible for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 3

Bender St (West Ashley)

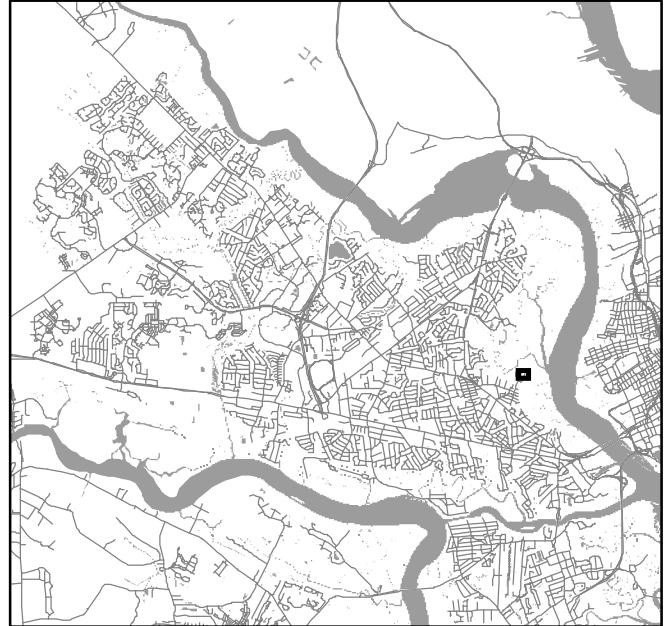
TMS# 4180700018

0.13 ac.

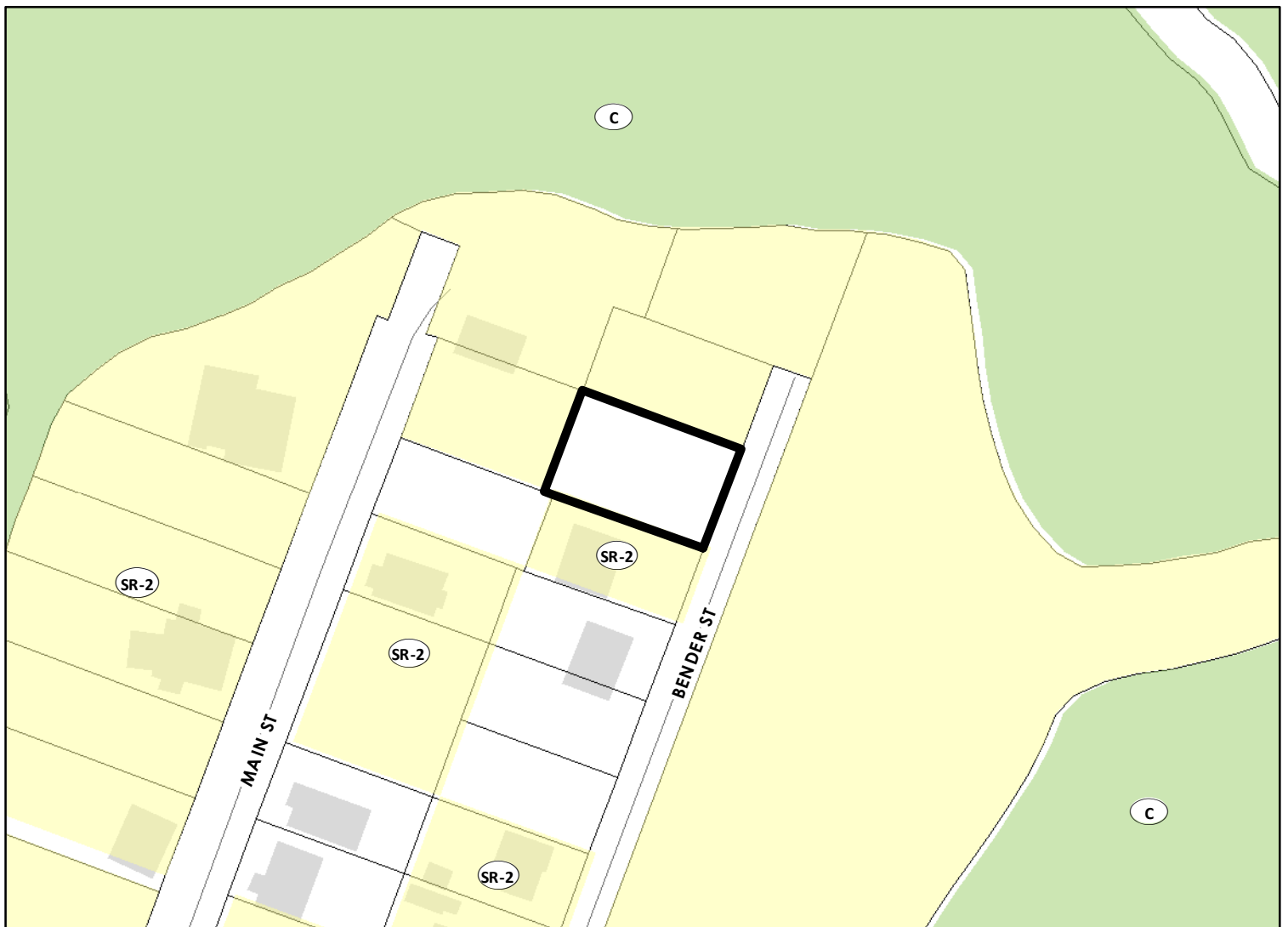
**Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.**

Owner: City of Charleston

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

July 19, 2017

Zoning 4 :

Oakville Plantation Rd (Johns Island)

BACKGROUND

The subject property is pending annexation into the City of Charleston and the property owner is requesting a zoning of Rural Residential (RR-1) on the highland portion of the property and Conservation (C) on the marsh/water portions of the property. The property is zoned Single-Family Residential (R-4) in Charleston County. Surrounding zonings include Rural Residential (RR-1), Conservation (C) and Light Industrial (LI) in the City and Single-Family Residential (R-4) in Charleston County. The property is surrounded by single-family homes on large lots, agricultural uses and undeveloped lots. The subject property is vacant.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Suburban Edge** which is predominantly residential with densities ranging between 1 to 4 units per acre. Given the plan designation, the proposed RR-1 zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 4

Oakville Plantation Rd (Johns Island)

TMS# 3170000007

approx. 18.61 ac.

Request zoning of Rural Residential (RR-1)
and Conservation (C).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Keith W. Lackey et al.

Area



Location

